

Exhibit A

Affidavit of Paul Krassopoulos

I, Paul Krassopoulos, Senior Property Accountant for HallKeen Management, Inc., property manager for GRE Grove Street One LLC, a Delaware limited liability company ("Landlord"), owner of 165 Grove Street, Franklin, Massachusetts (the "Building"), do hereby declare the following:

1. Landlord is the owner of the Building and is the landlord under that certain Lease, dated August 27, 2002, by and between One Grove Street LLC, a Massachusetts limited liability company, predecessor-in-interest to Landlord ("Predecessor Landlord"), and Circuit City Stores, Inc. ("Debtor"), as amended by that certain First Amendment to Lease, dated April 15, 2007, by and between Predecessor Landlord and Debtor, as affected by that certain Assignment and Assumption of Leases, dated July 13, 2007, by and between Predecessor Landlord and Landlord, as extended by that certain letter dated March 21, 2008 (collectively, the "Lease"), pertaining to certain premises comprised of 8,198 square feet of rentable area located in the Building (the "Premises").

2. In my capacity as Senior Property Accountant, I am familiar with the amounts invoiced to Debtor and paid by Debtor during the time period commencing on November 11, 2008 (the day after the Petition Date), and ending on February 28, 2009 (collectively, the "Accrual Period").

3. Throughout the term of the Lease, Landlord sent Debtor an invoice each month indicating the amounts due and owing under the Lease for the upcoming month. Debtor typically paid each invoice on or prior to the fifth (5th) day of the month in which it was due.

4. With respect to the Accrual Period, Landlord delivered to Debtor an invoice dated November 1, 2008, and attached as Schedule 1 hereto (the "November 2008 Invoice"). Debtor did not pay the amounts due and owing as set forth in the November 2008 Invoice.

5. Landlord delivered to Debtor an invoice dated November 20, 2008, for amounts due and owing for the month of December 2008. Debtor rendered payment to Landlord for such amounts. A copy of the payment check and invoice information are attached as Schedule 2 hereto ("December 2008 Payment").

6. Landlord delivered to Debtor an invoice dated December 18, 2008, for amounts due and owing for the month of January 2009. Debtor rendered payment to Landlord for certain portions of such amounts. A copy of the payment check and invoice information are attached as Schedule 3 hereto ("January 2009 Payment").

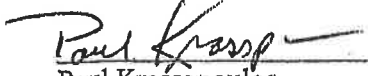
7. Landlord delivered to Debtor an invoice dated January 27, 2009, for amounts due and owing for the month of February 2009. Debtor rendered payment to Landlord for certain portions of such amounts. A copy of the payment check and invoice information are attached as Schedule 4 hereto ("February 2009 Payment").

8. A copy of Landlord's accounting ledger, indicating which charges were made, which payments were received and how such charges and payments were credited, is attached as Schedule 5 hereto (the "Landlord Accounting Ledger"). To summarize, during the Accrual Period, the following expenses due from Debtor accrued under the Lease:

<u>Line Item</u>	<u>Amount Due</u>	<u>Amount Paid</u>	<u>Amount Unpaid</u>
Base Rent, November 11 – November 30, 2008	\$ 3,635.59	\$ -	\$ 3,635.59
Operating Expenses (“CAM”), November 11 – November 30, 2008	\$ 304.12	\$ -	\$ 304.12
Real Estate Taxes, November 11 – November 30, 2008	\$ 305.88	\$ -	\$ 305.88
CAM True Up, November 11 – November 30, 2008	\$ 219.85	\$ -	\$ 219.85
Base Rent, December 1 – December 31, 2008	\$ 5,453.38	\$ 5,453.38	\$ -
CAM, December 1 – December 31, 2008	\$ 456.18	\$ 456.18	\$ -
Real Estate Taxes, December 1 – December 31, 2008	\$ 458.82	\$ 458.82	\$ -
CAM True Up, December 1 – December 31, 2008	\$ 329.77	\$ -	\$ 329.77
Base Rent, January 1 – January 31, 2009	\$ 5,453.38	\$ 5,453.38	\$ -
CAM, December 1 – January 1 – January 31, 2009	\$ 456.18	\$ 456.18	\$ -
Real Estate Taxes, January 1 – January 31, 2009	\$ 458.82	\$ 458.82	\$ -
Base Rent, February 1 – February 28, 2009	\$ 5,453.38	\$ 5,453.38	\$ -
CAM, February 1 – February 28, 2009	\$ 751.50	\$ 751.50	\$ -
Real Estate Taxes, February 1 – February 28, 2009	\$ 619.84	\$ 458.82	\$ 161.02
TOTAL:	\$ 24,356.69	\$ 19,400.46	\$ 4,956.23

9. Accordingly, Landlord is owed a total of \$4,956.23 for unpaid rent and expenses that accrued under the Lease during the Accrual Period.

EXECUTED as of this sixth (6th) day of April, 2011.



Paul Krassopoulos,
Senior Property Accountant

Schedule 1 to Exhibit A

November 2008 Invoice

(see attached)

GRE Grove Street One, LLC
165 Grove Street
Fanklin, MA 02241-4014

I N V O I C E

Circuit City Stores, Inc
9950 Mayland Drive
Attn: VP Real Estate & Constru
Richmond, VA 23233-1464

Date: 11-01-08
Account: CircCity

Amount enclosed: _____

Please enclose this portion with your remittance.

Make checks payable to:
GRE Grove Street One, LLC
P.O. Box 414014
Boston, MA 02241-4014

Invoice for:
Circuit City Stores, Inc
9950 Mayland Drive
Attn: VP Real Estate & Constru
Richmond, VA 23233-1464

Invoice date
11-01-2008

<u>Unit</u>	<u>Due Date</u>	<u>Description</u>	<u>Amount</u>
30-001-CU	09-30-2008	Open Credit from Ck # 4562781	158.84-
30-001-CU	11-01-2008	CAM Charge	915.00
30-001-CU	11-01-2008	Commercial Rent Bldg 1	5,294.54

Balance: 6,050.70*
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NOTE:

Payment upon receipt.

Please pay by due date to avoid late charges.

Schedule 2 to Exhibit A

December 2008 Payment

(see attached)

INV DATE	INV NUMBER	AMOUNT	BATCH - VOUCHER	INV DATE	INV NUMBER	AMOUNT	BATCH - VOUCHER
11/20/08	CAM 000008337	458.18	05061738				
11/20/08	RENT 000008337	5,453.38	05061737				
11/20/08	RETAX 000008337	458.82	05061739				
CHECK NUMBER: 0004581704 VENDOR NUMBER: 0002744866 CHECK TOTALS: *****\$6,368.38							

CIRCUIT CITY.	CIRCUIT CITY STORES, INC. (SU) 9950 MAYLAND DRIVE FITCHBURG, VA 22533 (804) 418-8148 VENDOR NUMBER: 0002744866	SUNTRUST BANK ATLANTA, GEORGIA	CHECK NUMBER 0004581704
	PAY Six thousand three hundred sixty eight and 38/100 Dollars TO THE ORDER OF GRE GROVE STREET ONE LLC PO BOX 414014 BOSTON, MA 02241-4014		
DATE: 12/03/08		PAY EXACTLY *****\$6,368.38 VOID IF OVER 90 DAYS COA NUMBER 8800606660 BL VOID IF OVER \$200,000.00	

Bank of America

Batch: 8415227

LOCKBOX	BATCH	ITEM	IMAGE	DATE	AMOUNT
414014	1	1	1	December 05, 2008	\$ 6,368.38
BOSTON	SITE				

Schedule 3 to Exhibit A

January 2009 Payment

(see attached)

Batch: 8415302

CIRCUIT CITY

CORPUS CHRISTI STORE, P.O. BOX 1000
CORPUS CHRISTI, TEXAS 78401
(800) 418-8148

VENDOR NUMBER: D002744966

PAY \$16,000.00 (Sixteen thousand and no/100 Dollars)

DATE: 12/30/08

TO THE ORDER OF: GRE GROVE STREET ONE LLC
PO BOX 414014
BOSTON, MA 02241-4014

VOID IF OVER \$500,000.00

VOID IF OVER 90 DAYS

CIA NUMBER: 88009016560

PAY EXACTLY: \$16,000.00

00045891178

00045891178

00045891178

LOCKBOX	BATCH	ITEM	IMAGE	DATE	AMOUNT
414014	1	1	1	January 05, 2009	\$ 6,368.38

[illegible]

Schedule 4 to Exhibit A

February 2009 Payment

(see attached)



CIRCUIT CITY

PAY Six thousand six hundred sixty three and 70/100 Dollars

TO THE ORDER OF GRE GROVE STREET ONE LLC
PO BOX 414014
BOSTON, MA 02241-4014

DATE 02/02/09

AMOUNT \$6,663.70

CHECK NUMBER 0004599726

6478 611

SUNTRUST BANK
ATLANTA, GEORGIA

CIRCUIT CITY STORES, INC. (810)
8950 MAYLAND DRIVE
FARMINGTON, VA 22328

(804) 418-8148
VENDOR NUMBER: 0002744868

VOID IF OVER 90 DAYS

VOID IF OVER \$200,000.00

DATE 02/02/09

COA NUMBER 880060680

VOID IF OVER 90 DAYS

VOID IF OVER \$200,000.00

Batch: 8415346

LOCKBOX 414014 BOSTON SITE BATCH 1 ITEM 1 IMAGE 1 DATE February 04, 2009 AMOUNT \$ 6,663.70

INV DATE	INV NUMBER	AMOUNT	BATCH VOUCHER	INV DATE	INV NUMBER	AMOUNT	BATCH VOUCHER
01/27/09	CAM 000008874	751.50	05118802				
01/27/09	RENT 000008873	5,453.38	05118801				
01/27/09	RETAX 000008874	458.82	05118803				

Schedule 5 to Exhibit A

Landlord Accounting Ledger

(see attached)

Accounting Date	Charge Date	Charge Type	Description	Check # or ID	Beginning Balance As of 09-01-2008	Charge	Payments	Adjustments	Apply Rmnd Credits	Apply Forfeid Penltn	Ending Balance As of 09-30-2011
Unit: 30-001-CU											
09-01-2008	09-01-2008	CAM	CAM Charge			4015.00			.00		.00
09-01-2008	09-01-2008	CMRT1	Commercial Rent Bldg 1			5,284.54			.00		.00
09-04-2008	09-01-2008	CAM	CAM Payment	4554980			4955.00		.00		.00
09-04-2008	09-01-2008	CMRT1	Commercial Rent Payment Bldg 1	4554980			5,284.54		.00		.00
09-30-2008	09-30-2008	CAM	Open Credit from Ck # 4552781	4552781					.00		.00
09-30-2008	09-30-2008	CMRT1	CAM Payment	4552781			915.00		.00		.00
10-01-2008	10-01-2008	CAM	Commercial Rent Payment Bldg 1	4552781			5,254.54		.00		.00
10-01-2008	10-01-2008	CMRT1	CAM Charge			915.00			.00		.00
10-23-2008	10-23-2008	CAM	2007 CAM true up			5,294.54			.00		.00
11-01-2008	11-01-2008	CAM	CAM Charge			571.82			.00		.00
11-01-2008	11-01-2008	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
11-02-2008	11-02-2008	CMRT1	Commercial Rent Old Increase			188.48			.00		.00
11-19-2008	09-30-2008	CAM	Apply Credit						158.83		.00
12-01-2008	12-01-2008	CMRT1	Apply Credit						(158.83)		.00
12-01-2008	12-01-2008	CAM	CAM Charge			915.00			.00		.00
12-01-2008	12-01-2008	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
12-05-2008	11-01-2008	CMRT1	Commercial Rent Payment Bldg 1	4581704					.00		.00
12-05-2008	12-01-2008	CMRT1	CAM Payment	4581704			915.00		.00		.00
12-05-2008	12-05-2008	CAM	Open Credit ck # 4581704	4581704					.00		.00
12-05-2008	12-05-2008	CAM	2008 CAM true up			3,957.25			.00		.00
12-23-2008	12-23-2008	CAM	CAM Charge			915.00			.00		.00
01-01-2009	01-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
01-01-2009	01-01-2009	CMRT1	CAM Payment	4591178			915.00		.00		.00
01-05-2009	11-01-2008	CAM	Commercial Rent Payment Bldg 1	4591178			5,453.37		.00		.00
01-05-2009	12-01-2008	CMRT1	Commercial Rent Payment Bldg 1	4591178			915.00		.00		.00
01-05-2009	01-05-2009	CMRT1	Open Credit del 4591178	4591178					.00		.00
02-01-2009	02-01-2009	CAM	CAM Charge			1,371.34			.00		.00
02-01-2009	02-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
02-04-2009	02-01-2009	CAM	CAM Payment	459726			915.00		.00		.00
02-04-2009	02-01-2009	CMRT1	Commercial Rent Payment Bldg 1	459726			5,453.37		.00		.00
03-01-2009	03-01-2009	CAM	CAM Charge			1,371.34			.00		.00
03-01-2009	03-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
04-01-2009	04-01-2009	CAM	CAM Charge			1,371.34			.00		.00
04-01-2009	04-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
05-01-2009	05-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
05-01-2009	05-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
06-01-2009	06-01-2009	CAM	CAM Charge			1,371.34			.00		.00
06-01-2009	06-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
07-01-2009	07-01-2009	CAM	CAM Charge			1,371.34			.00		.00
07-01-2009	07-01-2009	CMRT1	Commercial Rent Bldg 1			5,453.37			.00		.00
08-01-2009	08-01-2009	CAM	Voided - CAM Charge			.00			.00		.00
08-01-2009	08-01-2009	CMRT1	Voided - Commercial Rent Bldg			.00			.00		.00
08-31-2009	09-30-2008	CAM	Apply Credit			.00			.01		.00
08-31-2009	10-23-2008	CAM	Apply Credit			.00		(971.69)	(.03)		.00
08-31-2009	12-05-2008	CAM	Apply Credit			.00			.01		.00
08-31-2009	12-23-2008	CAM	Bad Debt			.00		(3,957.25)	.00		.00
08-31-2009	01-01-2009	CAM	Bad Debt			.00		(5,453.37)	.00		.00
08-31-2009	01-01-2009	CMRT1	Bad Debt			.00		(915.00)	.00		.00
08-31-2009	01-01-2009	CAM	Apply Credit			.00			.01		.00
08-31-2009	02-01-2009	CAM	Bad Debt			.00		(161.01)	.00		.00
08-31-2009	03-01-2009	CAM	Bad Debt			.00		(1,371.34)	.00		.00
08-31-2009	03-01-2009	CMRT1	Bad Debt			.00		(5,453.37)	.00		.00
08-31-2009	04-01-2009	CAM	Bad Debt			.00		(1,371.34)	.00		.00
08-31-2009	04-01-2009	CMRT1	Bad Debt			.00		(5,453.37)	.00		.00
08-31-2009	05-01-2009	CAM	Bad Debt			.00		(1,371.34)	.00		.00
08-31-2009	05-01-2009	CMRT1	Bad Debt			.00		(5,453.37)	.00		.00
08-31-2009	05-01-2009	CAM	Bad Debt			.00		(1,371.34)	.00		.00
08-31-2009	05-01-2009	CMRT1	Bad Debt			.00		(5,453.37)	.00		.00
08-31-2009	06-01-2009	CAM	Bad Debt			.00		(1,371.34)	.00		.00
08-31-2009	06-01-2009	CMRT1	Bad Debt			.00		(5,453.37)	.00		.00

HallKeen Management Inc

04-05-2011

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Tenant Activity Report

Accounting Date Range: From 09-01-2008 To 04-30-2011

Property: 307308 GRE Grove Street One, LLC

Accounting Date Charge Date Charge Type Description

Tenant: CircCity Circuit City Stores, Inc
Lease: 30730800-001-CU Rentmt 0

Unit: 30-001-CU

08-31-2009 07-01-2009 CAM Bad Debt
08-31-2009 07-01-2009 CMRT1 Bad Debt
09-01-2009 09-01-2009 CAM Voided - CAM Charge
09-01-2009 09-01-2009 CMRT1 Voided - Commercial Rent Bldg

Unit 30-001-CU Totals:
Lease 30730800-001-CU Totals:
Tenant CircCity Totals:
Property 307308 Totals:

Beginning Balance As of 09-01-2008	Charges	Payments	Adjustments	Apply/ Retain Credits	Apply/ Furnish/ Debits	Ending Balance As of 04-30-2011
.00	.00	.00	{1,371.34}	.00	.00	.00
.00	.00	.00	{5,453.37}	.00	.00	.00
.00	.00	.00	.00	.00	.00	.00
.00	.00	.00	.00	.00	.00	.00
.00	77,160.15	{31,978.38}	{45,181.77}	.00	.00	.00
.00	77,160.15	{31,978.38}	{45,181.77}	.00	.00	.00
.00	77,160.15	{31,978.38}	{45,181.77}	.00	.00	.00
.00	77,160.15	{31,978.38}	{45,181.77}	.00	.00	.00